

**Planning Commission
Technical Advisory Committee
& Planning Commission**

**The Cliff Morton Development and Business Services Center
1901 S. Alamo
Training Rooms "A & B"**

≈ February 4, 2008 ≈

11:30 A.M.

PRELIMINARY ITEMS

1. 11:30 A.M. – Call to Order
2. Roll Call

OTHER ITEMS

3. Questions and Discussion
4. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)
5. Consideration of the minutes for the January 16, 2008 Planning Commission Technical Advisory Committee meetings.
6. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
7. Questions and Discussion
8. **ADJOURNMENT**

For additional information concerning UDC amendments contact Trish Wallace at (210) 207-0217 patricia.wallace@sanantonio.gov, Richard L. Milk at (210) 207-5495 richard.milk@sanantonio.gov, or Nina Nixon-Mendez at (210) 207-2893 Nina.Nixon-Mendez@sanantonio.gov. For information concerning the schedule or meeting location contact Jasmin Moore at (210) 207-0142 or jasmin.moore@sanantonio.gov

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

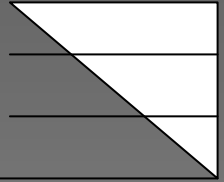


Form Based Development Use Pattern

**Form Based Regulations for
Mixed Use Communities**

**Individual TAC Member Briefings
January 30-31, 2008**

Form Based Development

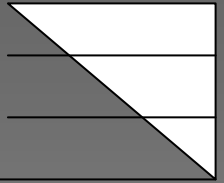


The goal: compact, walkable, mixed-use neighborhoods

The concept: emphasize form, de-emphasize use

The tools: Transect, Pedestrian Shed, Development Patterns

Compact, walkable, mixed-use

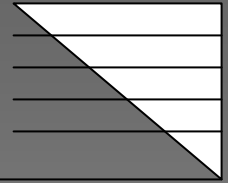


Form Based Development (FBD)
Creates and maintains mixed-use communities



Southlake, Texas

Compact, walkable, mixed-use

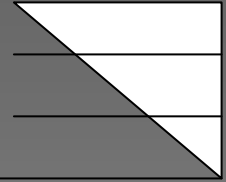


Compact and Connected



Walkable, Mixed-Use,
Marketable

Market for Mixed-Use

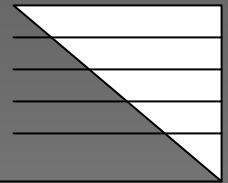


Mixed-Use is becoming desirable with **Developers** and **Consumers**.

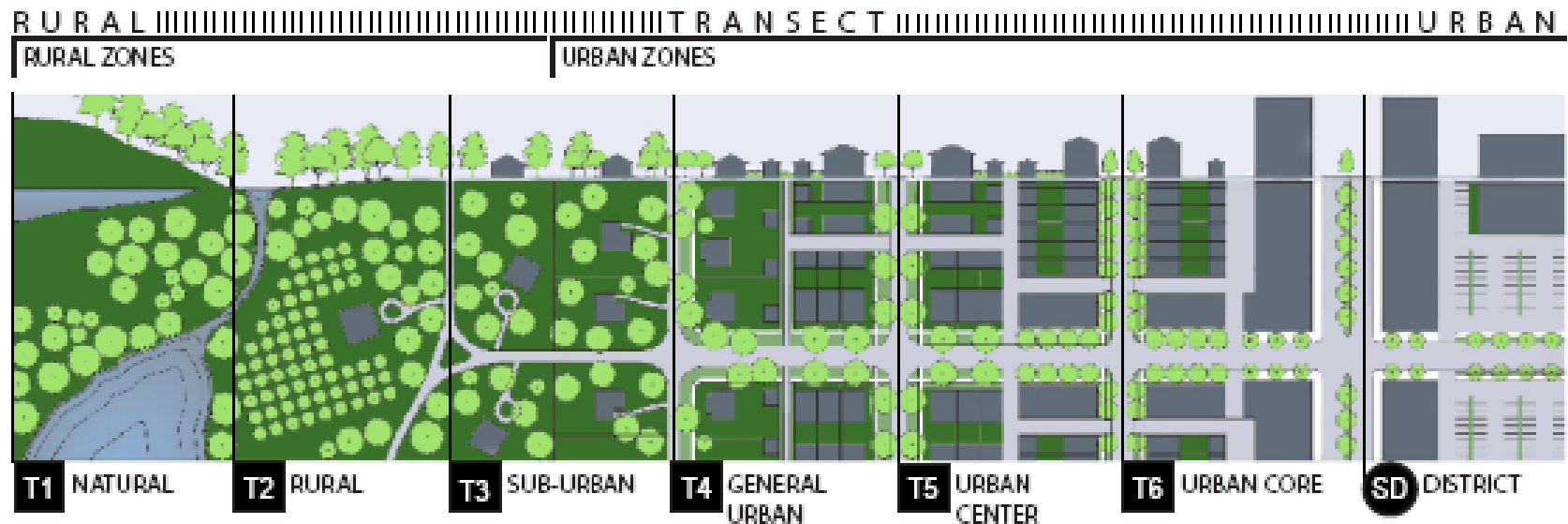
Density being pursued, not shunned due to changing **Market Demographics**
(ULI 2004)

6 out of 10 prospective homebuyers prefer mixed use environments.
(National Association of Realtors 2004 Study)

WHAT IS THE TRANSECT?



Urban to rural cross-section



Transect organizes physical elements



URBAN
Apartments



RURAL
Single-Family
House



URBAN
Street Lamp



RURAL
Streetlight



URBAN
Plaza



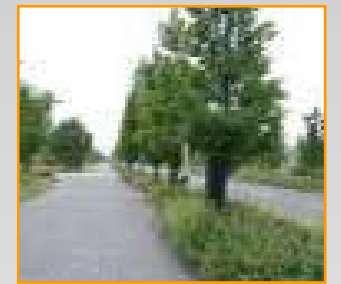
RURAL
Park



URBAN
Sidewalk



RURAL
Trail



The Pedestrian Shed

Basic scale of analysis and development

1. Standard Pedestrian Shed

- $\frac{1}{4}$ -mile radius
- 5-minute walk

2. Long Pedestrian Shed

- $\frac{1}{2}$ -mile radius
- 10-minute walk

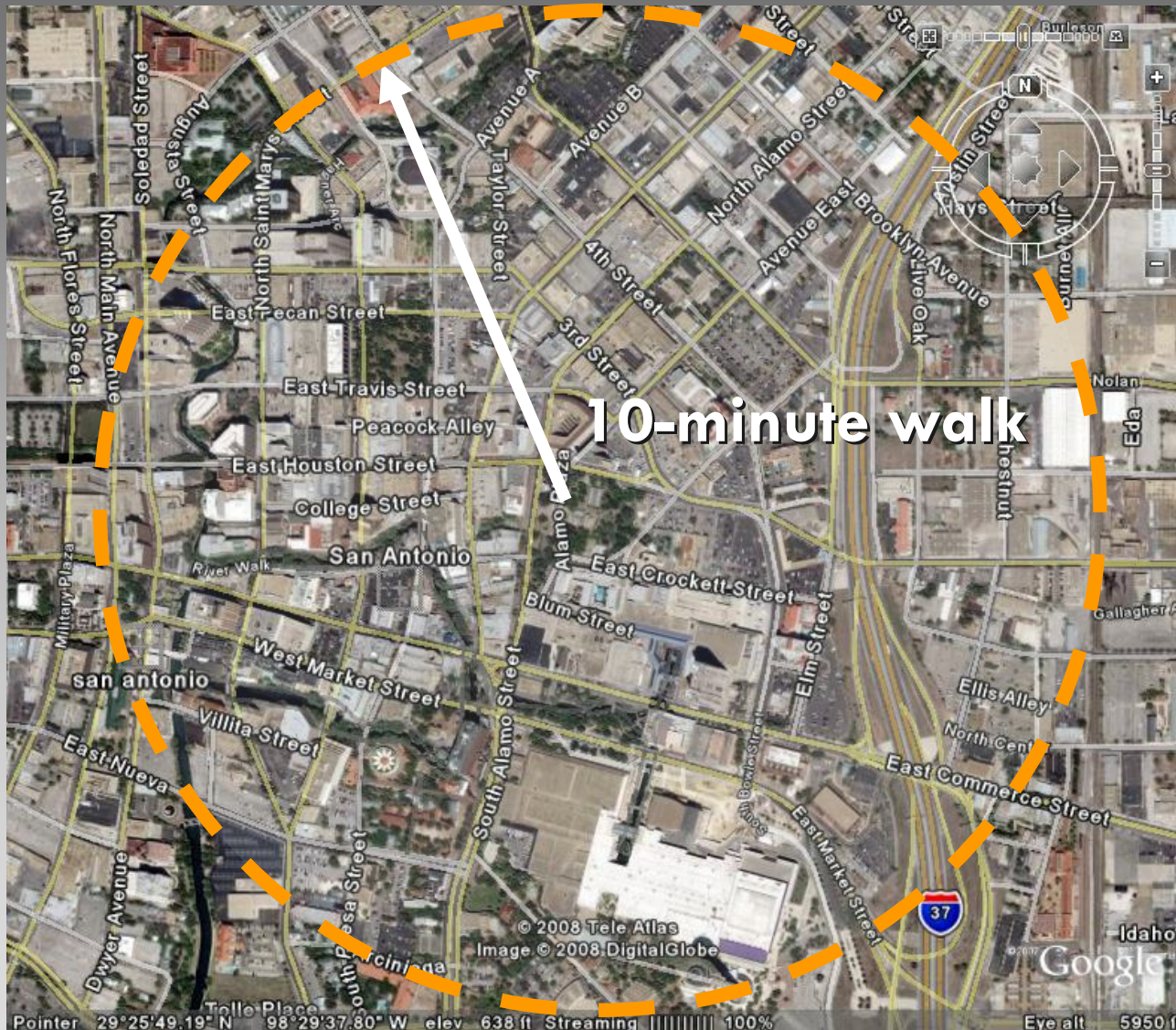
The Pedestrian Shed



Southtown

- Rosario's to Durango St
- Bonham Elementary to much of Lavaca and King William residences

The Pedestrian Shed



Alamo Plaza to...

- Sunset Station
- AT&T
- Municipal Auditorium
- Main Plaza

Development Patterns

Transect Zones are combined within Pedestrian Sheds to create Development Patterns

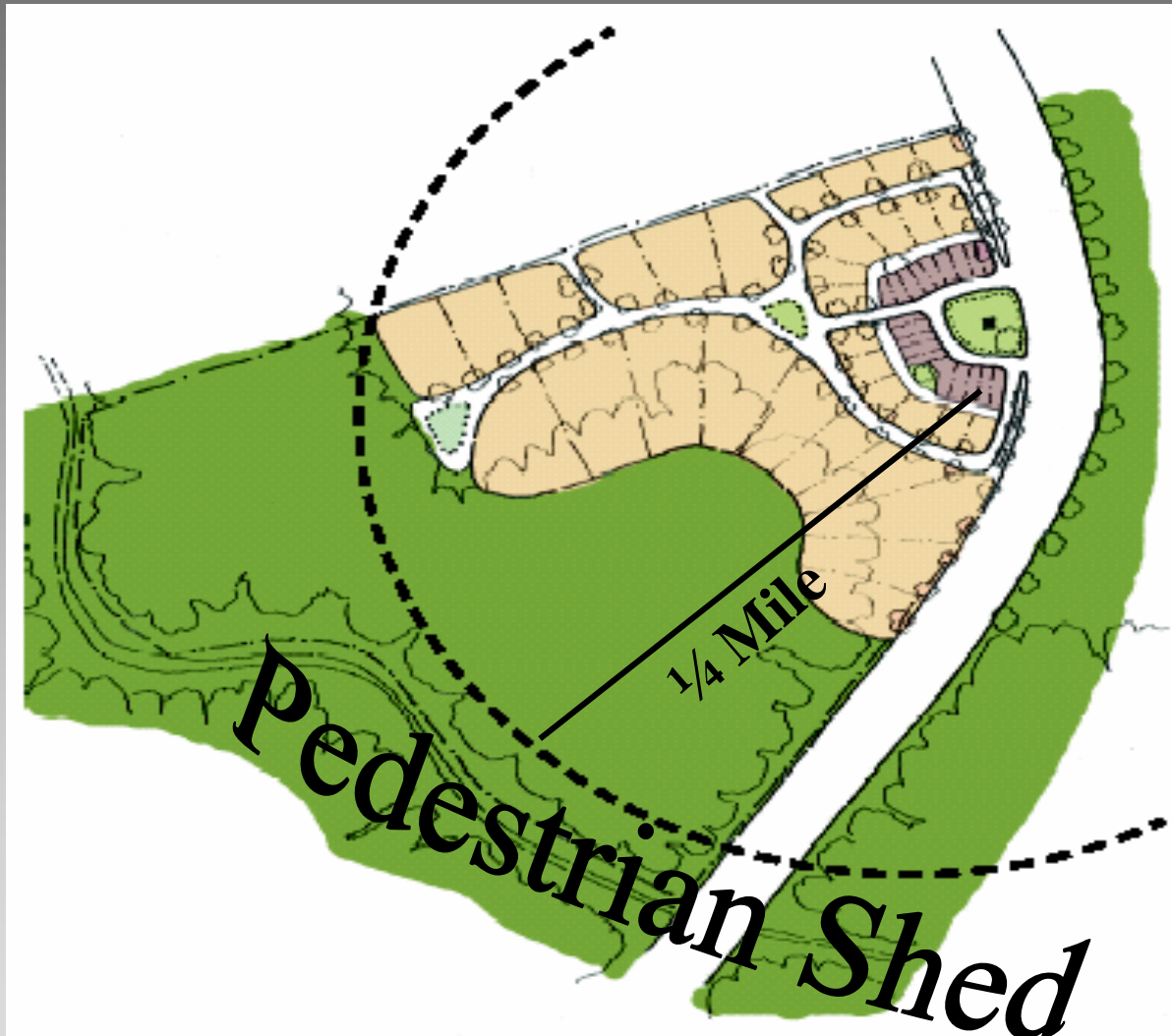
Greenfield

- Hamlet
- Village
- Regional Center

Infill

- Infill Village
- Infill Regional Center

HAMLETS



Hamlet

- Generally 40 to 80 acres in size (20 ac. min.)
- Defined by one Standard Pedestrian Shed

VILLAGES



Village

- Generally 80 (min.) to 240 acres
- Defined by one Standard Pedestrian Shed
- Larger sites are developed as multiple Pedestrian Sheds

REGIONAL CENTERS

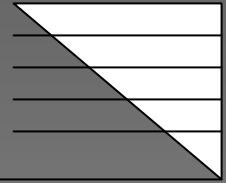


Regional Center

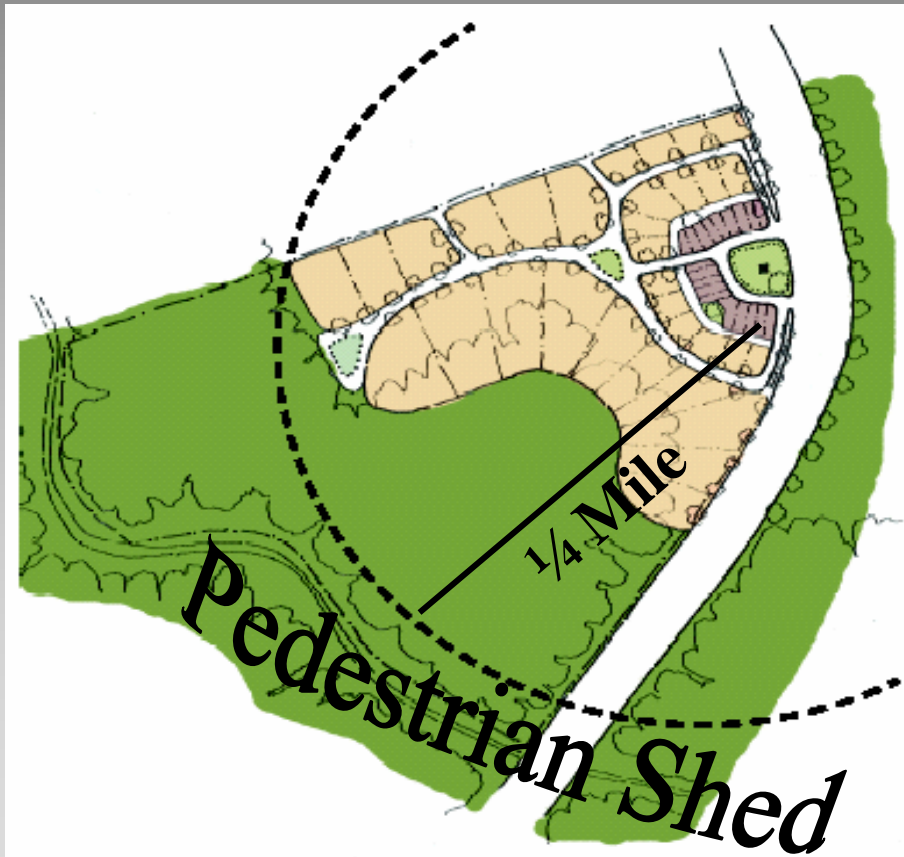
- Generally 160 (min.) to 480 acres
- Defined by one Long Pedestrian Shed
- May be adjoined to one or more Villages as one large development



PUTTING IT ALL TOGETHER



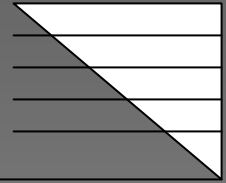
HAMLET



PERMITTED T-ZONES:

T1	50% Minimum
T2	
T3	10 – 40%
T4	10 – 40%

PUTTING IT ALL TOGETHER



VILLAGE

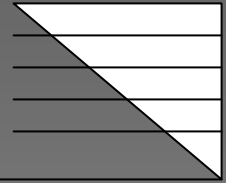


PERMITTED T-ZONES

T1	No Minimum
T2	
T3	10 – 40%
T4	20 – 60%
T5	10 – 45%



PUTTING IT ALL TOGETHER



REGIONAL CENTER

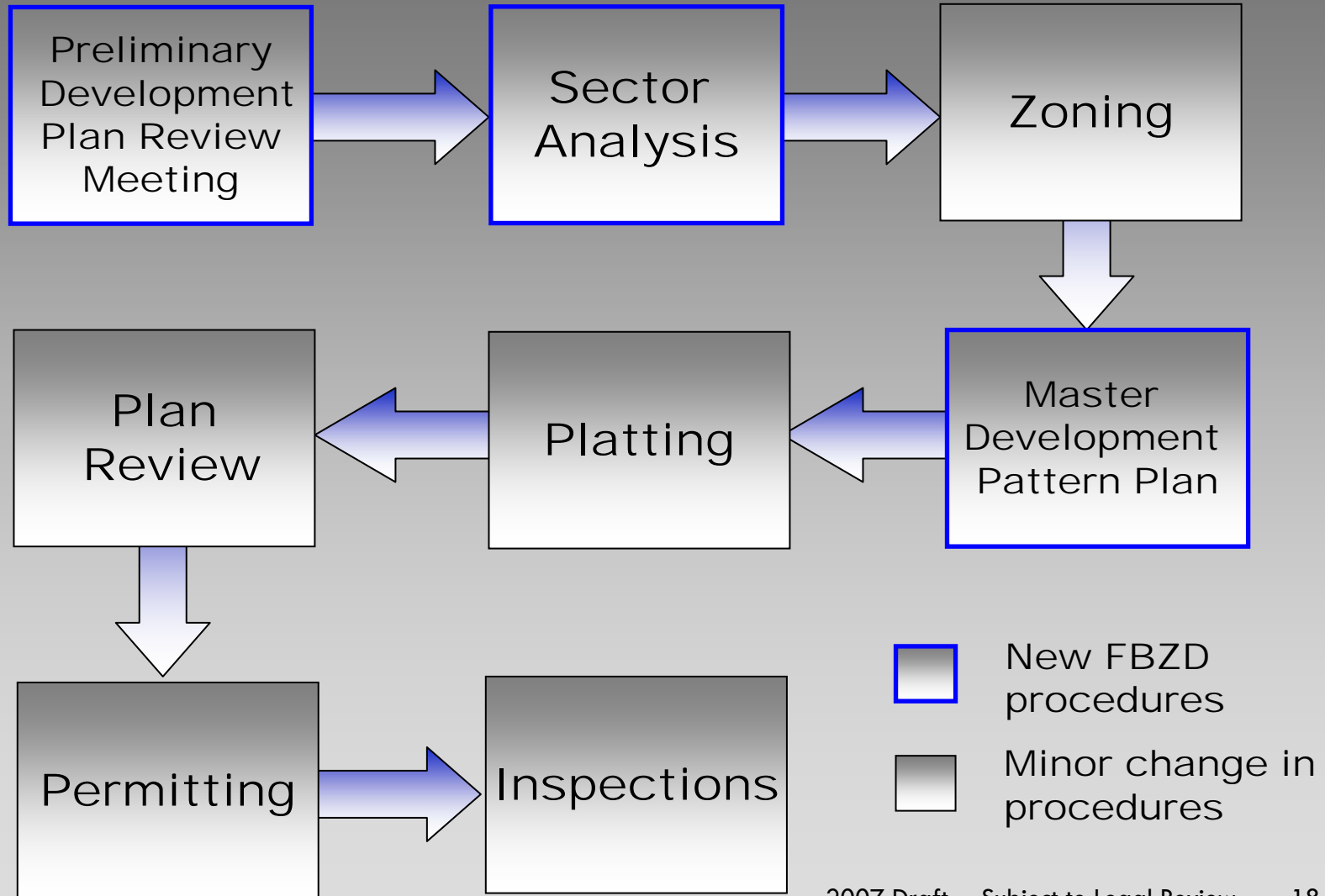
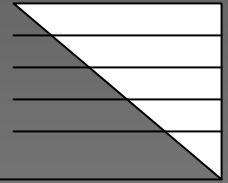


PERMITTED T-ZONES

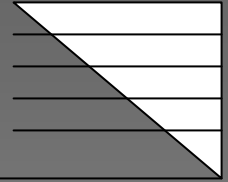
T1	No Minimum
T2	
T4	10 – 40%
T5	10 – 60%
T6	20 – 70%



DEVELOPMENT PROCESS



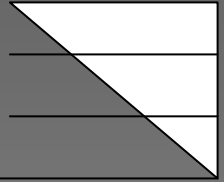
DEVELOPMENT PROCESS



The Consolidated Review Committee will be involved with the development process from Preliminary meetings to Master Development Pattern Plan Review, which will consist of:

- Public Works (Storm-water, Transportation, Bicycle Coordination)
- Planning & Community Development
- VIA Metropolitan Transit
- Fire Department
- SAWS / CPS
- Development Services (Engineering/Trees, Subdivisions/MDP, Zoning, and Plan Review)
- Parks & Recreation
- Bexar County (if applicable)
- School Districts

Role of Planning Commission



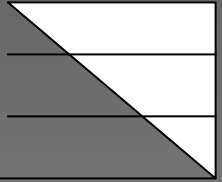
Variance Consideration and Appeals

Section (c) Sector Analysis – appealing Planning and Community Development Director interpretation

Section (d)(1)F Thoroughfare Network – appeals regarding thoroughfare network associated with MDPP and plats

Section (d)(6) Environmental & Stormwater Requirements – e.g. appealing Flood Plain administrator interpretation; drainage easements through platting process, and Stormwater Management Plan (MDPP or plat level)

Role of Planning Commission

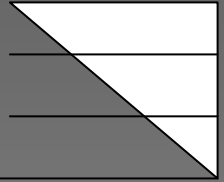


Variance Consideration & Appeals

Section (d)(7) Tree Preservation – appeals regarding Director of Development Services administrative variance decisions

Section (d)(1)F Streetscape Requirements – appeals regarding street design, connectivity, variances permitting cul-de-sacs based on site conditions, bicycle & pedestrian path connectivity, public frontages (street trees, sidewalks) associated with MDPP and plats

Role of Zoning Commission



Rezoning Process

Determine consistency with Neighborhood Plan; and review sector analysis or pedestrian shed analysis (infill) to determine project compatibility

Consider proposed zoning site plan with Development Patterns, T zones, and pedestrian sheds as part of the zoning case

Consider specific standards (if any are proposed) for Infill Development as part of the zoning case; ensure public process and opportunity for input has occurred; specific standards will be attached to the zoning ordinance.

Much is possible with the new FBZD.
But where do I start?

Step 1: What is my zoning?

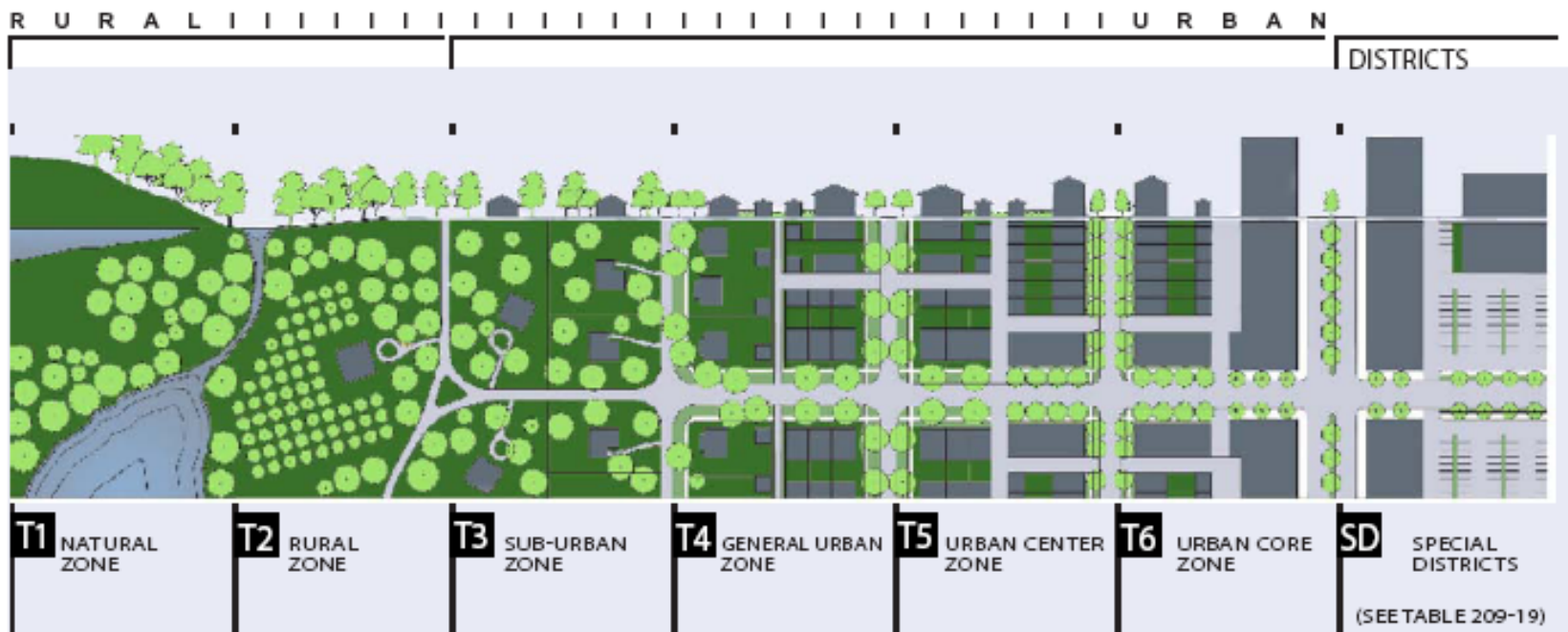
- ➡ Go to maps.sanantonio.gov, find your property, and identify the zoning classification for your property
 - If the answer is **FBZD**, then your property is zoned for Form Based Development, and this presentation is for you. Go to the next step.
 - If the answer is anything else (R6, D, IDZ, C3, etc.) then your property is zoned for conventional (use based) development, and Development Services can provide you additional information....

① *FBZD classifies land according to zoning sub-districts called transects.*

Step 2: What is my transect?

➔ **Identify the transect or transects that apply to your property. For example, you may find that your property is classified “T5”.**

- Remember this transect! It is the key piece of information that will help you determine everything else you need to know about your property.



Step 3: What can I build, in terms of *Function* (*Use*)?

➔ Go to Tables 13B and 15 to figure out what your Transect allows in terms of uses.

	T1	T2	T3	T4	T5	T6	SD
a. RESIDENTIAL							
Apartment building				■	■	■	
Townhouse				■	■	■	
Duplex house				■	■		
Sidelyard house			■	■	■		
Cottage			■	■			
Detached House		■	■	■			
Estate House		■					
Accessory Unit		■	■	■	■		
Loft					■	■	
Live Work Unit			■	■	■	■	
Courtyard House*				■	■	■	
Stacked Flats				■	■	■	
Triplex				■	■		
Quadplex				■	■		
Mixed-Use Block**					■	■	

Example: Table 15 says that in T5, you can build many types of residences: apartments, lofts, duplexes, to name a few

Step 4: How much can I build?

➔ **Go to Tables 13A and 14 to figure out how intensely your transect allows you to build.**

Example: Table 13 says that in T5, Residential and Office uses are Open (not Restricted or Limited) which means that parking is the primary constraint

TABLE 209-13A

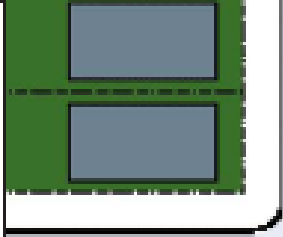
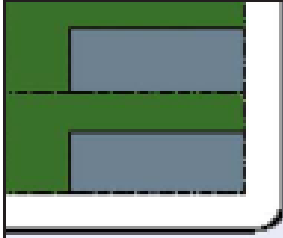
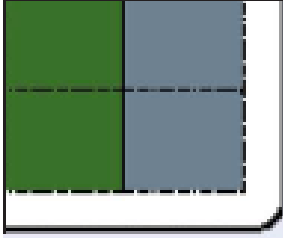
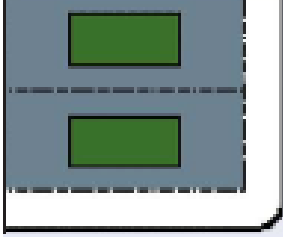
	T3	T4	T5/T6
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each lot is restricted to one within a principal building and one within an ancillary building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the ancillary dwelling shall not exceed 500 square feet.	Limited Residential: The number of dwellings on each lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (Table 209-17).	Open Residential: The number of dwellings on each lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (Table 209-17).
b. LODGING	Restricted Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling.	Limited Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling.	Open Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom.
c. OFFICE/ SERVICE	Restricted Office: The building area available for office use on each lot is restricted to the first story of the principal or the ancillary building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each lot is limited to the first story of the principal building and/or to the ancillary building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for retail use is restricted to one block corner location at the first story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each dwelling.	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner locations, not more than one per block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each dwelling.	Open Retail: The building area available for retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net retail space. Retail spaces under 1500 square feet are exempt from parking requirements.
e. CIVIC	See Table 209-13B.	See Table 209-13B.	See Table 209-13B.
f. OTHER	See Table 209-13B.	See Table 209-13B.	See Table 209-13B.

Step 5a: What can I build, in terms of *building standards (Form)?*

➔ Go to Tables 11,
12, and 18 to
figure out the
setbacks,
frontage, and
height options.

Example: Table 11
shows that in T5,
your new building can
be disposed on the
property in a side
yard, rear yard, or
court yard fashion.

TABLE 209-11: Building Disposition estimates the location of the structure relative to the boundaries of each individual lot, ranging from more rural to more urban types. This provides a rough approximation of the suitable build types for each Transect Zone.

<p>a. Edge Yard: A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and/or outbuilding.</p>		<p>T1 T2 T3 T4</p>
<p>b. Side Yard: A building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.</p>		<p>T3 T4 T5</p>
<p>c. Rear Yard: A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking.</p>		<p>T4 T5 T6</p>
<p>d. Court Yard: A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<p>T4 T5 T6</p>

Step 5b: What can I build, in terms of *building standards (Form)*?

➔ Go to Tables 11,
12, and 18 to
figure out the
setbacks,
frontage, and
height options.

Example: Table 12 shows
that in T5, your new
building's façade has
many options: terrace,
light court, forecourt,
stoop, shop front, gallery,
or arcade.

TABLE 209-12: The Private Frontage is the layer between the building and the lot line. It is important as it is providing the manner in which the building facade meets the pedestrian. The relationship between this table and Table 209-6 is diagrammed in Table 209-10.

	SECTION	LOT LINE R.O.W. PUBLIC FRONTAGE	PLAN	LOT LINE R.O.W. PUBLIC FRONTAGE	
a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.					T2 T3
b. Porch & Fence: a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroaching. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.					T3 T4
c. Terrace or Light Court: a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.					T4 T5
d. Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is setback. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.					T4 T5 T6
e. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.					T4 T5 T6
f. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.					T4 T5 T6
g. Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.					T4 T5 T6
h. Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.					T5 T6

Example: *Table 18 summarizes many of the key options in the code, including setbacks and building heights – in T5, 6 stories maximum, 2 stories minimum.*

	NATURAL ZONE	RURAL ZONE	SUB-URBAN ZONE	GENERAL URBAN ZONE	TRANSIT ORIENTED URBAN CENTER ZONE	MIXED USE URBAN CORE ZONE
B. BUILDING HEIGHT OF 2-STORIES						
Habitat (sq village/vn)	as minimum	as minimum	10 - 28 ft.	31 - 60 ft.	not permitted	not permitted
regions / center pt.	no maximum	no maximum	not permitted	10 - 60 ft.	10 - 60 ft.	not permitted
village	not applicable	not applicable	10 - 60 ft.	70 - 90 ft.	70 - 90 ft.	not applicable
Infill Regional Center	not applicable	not applicable	not applicable	70 - 90 ft.	70 - 90 ft.	10 - 30 ft.
C. BLOCK SIZE						
block perimeter	as minimum	as maximum	< 300 ft. max.	< 300 ft. max.	< 300 ft. max.	< 200 ft. max ^(*)
D. PUBLIC RIGHTS OF WAY (see table DOP-1A & DOP-1B)						
rte	permitted	permitted	not permitted	not permitted	not permitted	not permitted
av	not permitted	not permitted	permitted	permitted	permitted	permitted
ar	permitted	permitted	permitted	not permitted	not permitted	not permitted
dr	not permitted	not permitted	permitted	permitted	not permitted	not permitted
bike lane	not permitted	not permitted	permitted	permitted	permitted	permitted
cik & av	not permitted	not permitted	not permitted	not permitted	permitted	permitted
alley	not permitted	not permitted	permitted	permitted	required	required
E. OFFICE SPACE (see table DOP-1C)						
rsk	permitted	permitted	permitted	not permitted	not permitted	not permitted
quest	not permitted	not permitted	permitted	permitted	permitted	not permitted
suite m	not permitted	not permitted	not permitted	permitted	permitted	permitted
r/bm	not permitted	not permitted	not permitted	not permitted	permitted	permitted
P approved	permitted	permitted	permitted	permitted	permitted	permitted
F. LOT OCCUPATION						
Lot Area	by exception	25 ac. avg.	1,000 sq. ft. avg.	2,000 sq. ft. avg.	1,000 sq. ft. avg.	as min.
Lot Coverage	by exception	by variance	60% max.	70% max.	80% max.	60% max.
G. SETBACKS - FROM CURBS, BUILDINGS						
Front setback (Paved) from lot curb (planning)	not applicable	40 ft. min.	30 ft. min.	5 ft. min., 10 ft. max.	5 ft. min., 12 ft. max.	0 ft. min., 12 ft. max.
Side setback	not applicable	40 ft. min.	10 ft. min.	5 ft. min., 10 ft. max.	5 ft. min., 12 ft. max.	0 ft. min., 12 ft. max.
Back setback	not applicable	90 ft. min.	10 ft. min.	0 ft. min.	5 ft. min., 12 ft. max.	0 ft. min., 20 ft. max.
RRR	not applicable	40 ft. min.	12 ft. min.	2 ft. min.	2 ft. min.	0 ft. min.
Postage no offset	not applicable	not applicable	80% min.	10% min.	10 % min..	80% min.
H. SETBACKS - CORNBUILDING						
front setback	not applicable	30 ft. min.-side setback	20 ft. min.-side setback	20 ft. min.-side setback	40 ft. max.how ever prop.	not applicable
side setback	not applicable	30 or 5 ft.	10 or 5 ft.	5 ft. min or 5 ft.	0 ft. min.	not applicable
back setback	not applicable	20 ft. min.	20 ft. min.	2 ft.	2 ft. min.	not applicable
I. BUILDING FOOTPRINT (see table DOP-1D-E)						
edge yard	permitted	permitted	permitted	permitted	not permitted	not permitted
side yard	not permitted	not permitted	not permitted	permitted	permitted	not permitted
rear yard	not permitted	not permitted	not permitted	permitted	permitted	permitted
corner yard	not permitted	not permitted	not permitted	permitted	permitted	permitted
J. FRONT YARD PLANTINGS (see table DOP-1F-G)						
concrete yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted
north fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted
TETRAH-L-C	not applicable	not permitted	not permitted	permitted	permitted	not permitted
POW COURT	not applicable	not permitted	not permitted	permitted	permitted	permitted
stop	not applicable	not permitted	not permitted	permitted	permitted	permitted
shopfront & parking	not applicable	not permitted	not permitted	permitted	permitted	permitted
gully	not applicable	not permitted	not permitted	permitted	permitted	permitted
Airline	not applicable	not permitted	not permitted	not permitted	permitted	permitted
K. BUILDING HEIGHT						
Main building	not applicable	2 stories max.	2 stories max.	6 stories max.	4 stories max., 2 min. ^(*)	28 stories max., 2 min. ^(*)
outbuilding	not applicable	2 stories max.	2 stories max.	2 stories max.	2 stories max.	not applicable
L. BUILDING FUNCTION (see table DOP-1H & DOP-1I-J)						
RETAIL(RESID.)	restricted use	restricted use	restricted use	limited use	open use	open use
Lodging	not permitted	restricted use	restricted use	limited use	open use	open use
Office	not permitted	not permitted	restricted use	limited use	open use	open use
Work	not permitted	not permitted	restricted use	limited use	open use	open use

Step 6: What else do I need to know?

- ➔ If you are building a sidewalk as part of your project, go to Table 6f to see the choices allowed in your transect for sidewalk and planter widths.

Example: In T5, sidewalks can be 5' to 30' wide, with various possible planter widths and arrangements

TABLE 209-6F											
TRANSECT ZONES											
RURAL			SUBURBAN			URBAN			URBAN		
T1 T2 T3			T1 T2 T3			T3 T4			T4 T5		
T5 T6			T5 T6			T5 T6			T5 T6		
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.											
TOTAL WIDTH			16-24 ft.			13-20 ft.			13-20 ft.		
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage											
TYPE			Open Slope			Open Slope			Raised Curb		
c. Sidewalk: The pavement dedicated exclusively to pedestrian activity.											
TYPE			Sidewalk Optional			Sidewalk			Sidewalk		
WIDTH			na			5-8 ft.			5-8 ft.		
d. Planter: The layer that accommodates street trees and other landscape.											
ARRANGEMENT			Clustered			Regular			Regular		
PLANTER TYPE			Continuous Swale			Continuous Planter			Continuous Planter		
PLANTER WIDTH			6 ft. - 15 ft.			8 ft. - 12 ft.			4 ft. - 6 ft.		
SPACING			30 ft. o.c.			30 ft. o.c.			30 ft. o.c.		

Step 7: What if I still have questions?

- ➔ Call the Planning & Community Development Department or the Development Services Department.
- ➔ Schedule a meeting with the CRC – the Consolidated Review Committee. Their job is to know FBZD, and to help you know it better.
- ➔ Go to www.sanantonio.gov/planning for links to the Form Based Zoning District and Form Based Use Pattern.
- ➔ Go to www.cnu.org, <http://www.formbasedcodes.org>, and www.smartcodecentral.com for general information on form based development.

**Planning Commission
Technical Advisory Committee
& Planning Commission**

≈ January 16, 2008 ≈

MINUTES

PRELIMINARY ITEMS

1. 12:05 P.M. – Call to Order

2. Roll Call

Members Present:

Cecilia Garcia
John Friesenhahn
Francine S. Romero
Steve Hanan
Fred Pfeiffer
Peggy Tedford
Linda Holsonback
Ramon Ruiz
Brad Peel
Gene Dawson, Jr.
Erika Jucknies
Susan Wright
Bob Liesman
Mike Cude
Jody Sherrill

Members Absent:

Ann Van Pelt
Ben Youngblood

Others:

Scott Polikov, Gateway
Jeff McKinney, Pate Engineers
Robin Stover, Brown, P.C.
Daniel Ortiz, Brown, P.C.
Chris Lindhorst, Verano
Robert Brach, Bexar County
Manjiri Akalkokar, VIA

City Staff:

Fernando DeLeon, Assistant Director, DSD
Bill Telford, DSD
Elizabeth Carol, DSD
Melissa Ramirez, DSD
Thomas Carrasco, DSD
Richard Chamberlin, DSD
Nick Fernandez, DSD
Debbie Reids, DSD
Joan Miller, DSD
Jasmin Moore, DSD
Elizabeth Adams, DSD
Temple Kennedy, DSD
Pablo Martinez, DSD
David Simpson, DSD
Jesus Garza, Planning & Community Development
Richard Milk, Planning & Community Development
Trish Wallace, Planning & Community Development
Lauren Edlund, Planning & Community Development
Susan Guinn, City Attorney's Office
Lori Houston, City Manager's Office
David Clear, CMSA
Bob Browning, Public Works
Christina De La Cruz, Public Works
William Thorpe, Public Works
Mark MacDonald, Public Works
Abigail Kinnison, Public Works

3. **Presentation and discussion concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)**

- Trish Wallace and Richard Milk provided a briefing of amendments and answered questions posed by the members.

- Scott Polikov commented on Form Based Development and how the new UDC amendments apply to projects like Verano in City South.
- Lori Houston commented on a project in River North that is planning on utilizing the proposed amendments.

TAC member concerns:

- What are the consequences if the Planning & Community Development Department surpasses the 15 day sector analysis? 35-357(e)(1)
- Request that 15 day sector analysis may be extended with agreement of applicant. 35-357(e)(1)
- The language in these amendments should be consistent with the UDC (ex. calendar versus working days) 35-357(e)(1)
- What is intent of metes and bounds for development pattern? Should flexibility be allowed? 35-357(f)(2)(B)
- What are the implications for adjacent property that may want to tie in to the Form Based Development?
- Request that staff distribute Verano site plan to TAC members to use as an example of how to apply Form Based Development.

4. Consideration of the minutes for the September 28, 2007 Planning Commission Technical Advisory Committee meetings.

Motion: Steve Hanan to adopt the minutes from the September 28, 2007 meeting
 Second: Mike Cude
 In Favor: Unanimous
 Opposed: None
 Motion Passed

5. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.

The Planning Commission Technical Advisory Committee did not enter into Executive Session.

6. Questions and Discussion

The committee scheduled the next Planning Commission Technical Advisory Committee meeting for Monday, February 4, 2008, 11:30 a.m.-1:30 p.m.

The Chair requested a brief presentation of the River North project and a detailed presentation of the UDC amendments concerning Form Based Development.

The Planning and Community Development Department has indicated that they will be happy to meet with any TAC member regarding more information on Form Based Development. Contact Trish Wallace at patricia.wallace@sanantonio.gov.

7. ADJOURNMENT, 1:50 p.m.

APPROVED:

Ms. Cecilia Garcia – Chairperson